

Landseer Road, Enfield, EN1 1DP



£475,000

Kings Group - Enfield Town are delighted to offer this VICTORIAN THREE BEDROOM TERRACED HOUSE which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Bush Hill Park Primary and George Spicer Primary School. The accommodation comprises a spacious lounge, dining room, fitted kitchen, three good sized bedrooms, family bathroom and an approximate 52ft rear garden.

Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Entrance

Front door to:-

Lounge

15'1 x 13'9 (4.60m x 4.19m)

Double glazed window to front aspect, stairs to first floor landing, double radiator, TV point, phone point, power points, laminate flooring.

Dining Room

15'1 x 11'5 (4.60m x 3.48m)

Double glazed window to rear aspect, double radiator, under stairs storage cupboard, power points, laminate flooring.

Kitchen

7'8 x 10'1 (2.34m x 3.07m)

Double glazed window to side aspect, single radiator, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, integrated electric oven / gas hob, integrated chimney style hood extractor, space for fridge/ freezer, plumbing for washing machine, power points, laminate flooring, door leading to garden.

First Floor Landing

Doors to:-

Bathroom

7'8 x 6'2 (2.34m x 1.88m)

Double glazed opaque window to side aspect, tiled walls, single radiator, panel enclosed bath, pedestal wash hand basin with mixer tap, low level W.C, lino flooring.

Bedroom One

11'4 x 15'1 (3.45m x 4.60m)

Double glazed window to front aspect, double radiator, power points, carpeted flooring.

Bedroom Two

10'7 x 7'2 (3.23m x 2.18m)

Double glazed window to side aspect, single radiator, power points, carpeted flooring.

Bedroom Three

7'4 x 10'3 (2.24m x 3.12m)

Double glazed window to rear aspect, double radiator, power points, carpeted flooring.

Garden

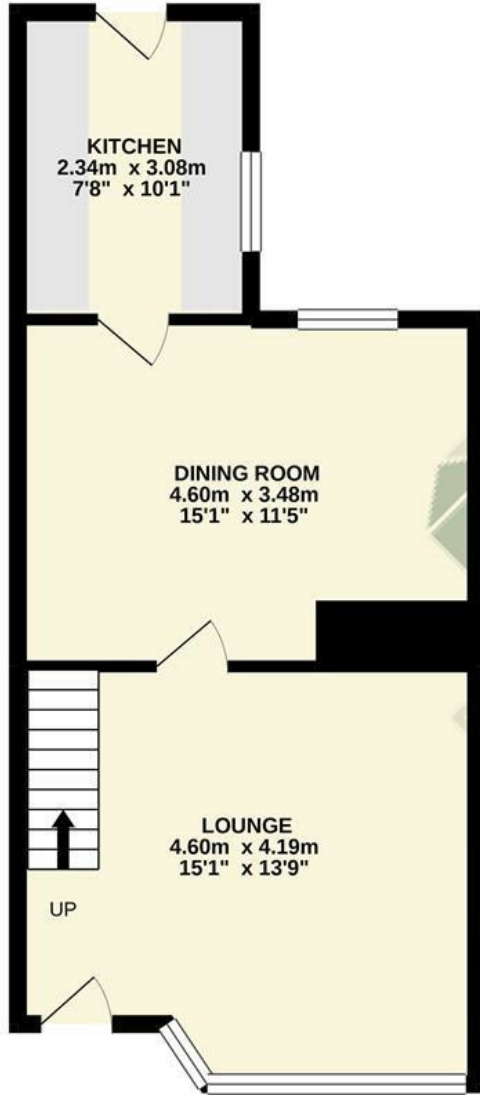
52'0 (15.85m)

Mainly laid to lawn with plant and shrub borders, raised patio, wooden shed, outside water tap and security light.



GROUND FLOOR
41.0 sq.m. (441 sq.ft.) approx.

1ST FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 82.0 sq.m. (883 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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